

## **Durand Avenue Property Owners Meeting Notes (West End)**

**January 12, 2005**

**Attending: James & Paul Navin, Spee Dee Packaging  
Carl Penner, L&S Electric  
Gregory Petro, Titan**

**Conducted by Planning Consultants, Barrientos Design & Consulting**

### **1) ZONING ISSUES**

- This group represents the area just west of the Wisconsin Street out to West Avenue and only the north side of Durand. They asked to meet with the planner following the larger focus group so they could address their area's needs specifically.
- Their main concern is over any changes to the zoning affecting their area. They want it to stay Industrial and they believe the Village benefits financially from their presence.
- Any change in zoning would affect their ability to obtain property insurance and limit their expansion options.
- They feel the current zoning map, showing Industrial north and south of Durand Avenue is beneficial.

### **2) SMALL MANUFACTURERS ECONOMIC VALUE TO VILLAGE**

- They believe their presence offers much economic benefit for the Village. The benefits include:
  - a) They buy local products as business to business. They also frequent the local hardware store.
  - b) Their employees dine and shop in the area.
  - c) 20% of the employees walk to work, limiting traffic congestion.
  - d) As small industrial owners, they represent a large portion of the Wisconsin economy.
  - e) Their business class is innovative and has many growth companies.
  - f) Historically, small industrial business have successfully integrated into towns including Sturtevant. It is not uncommon to see small shops sprinkled throughout older town developments.
- Politically, the community should do something to maintain the smaller manufacturer in town. We classified these smaller manufacturers as ones under \$20 million in sales and needing under 30,000 SF.
- As they heard that some people want to dress up the entry approach to Sturtevant on west Durand, they expressed their willingness to enhance their facades, signage and landscaping. They want to be a good neighbor.
- While they are willing to do some exterior improvements, they stated they don't have the financial resources to plant their buildings in the Renaissance Industrial Park. They perceive that adding too much to the cost of their buildings is only suitable for the larger manufacturers who are represented at the Park.

### **3) TRAFFIC ISSUES**

- As they are situated before the railroad crossing this group is directly affected by the rail backups and any proposed under/overpass along Durand.

- As the road is configured currently, the utility poles are lined up close the road and block a driver's view as they exit off the property. Snow banks will also block their view.
- Train crossings can block traffic for twenty minutes and the queue extends out to the L&S building.
- If an over/underpass is constructed, they frontage roads would cut through their parking lots. We discussed the idea of passing the frontage road behind their buildings in what is their yards area.
- Either way, their business will be affected negatively by an overpass for its visual obstruction and by both approaches because of proposed frontage roads. This would take up parking area as well.
- We discussed their proximity to the railroad both the north-south lines and the east-west lines. As a group they have no direct use for lines and it appears they benefit from it in no way. They noted that there is barely any activity on the Sturtevant-Elkhorn line.